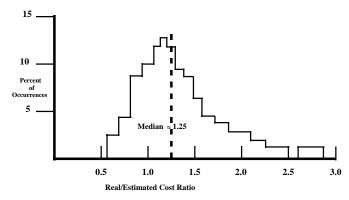
Recognition of Risk

- The Forecast is "always wrong"
- Evidence
- Rationale

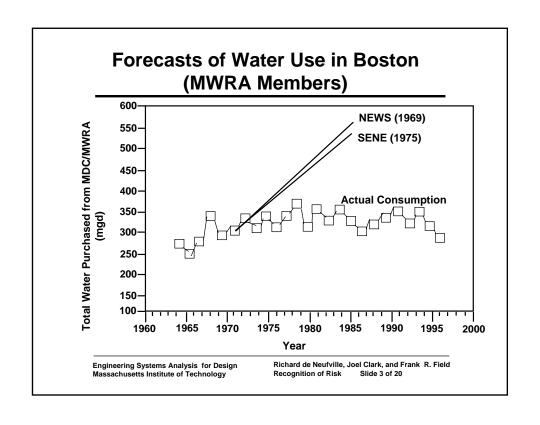
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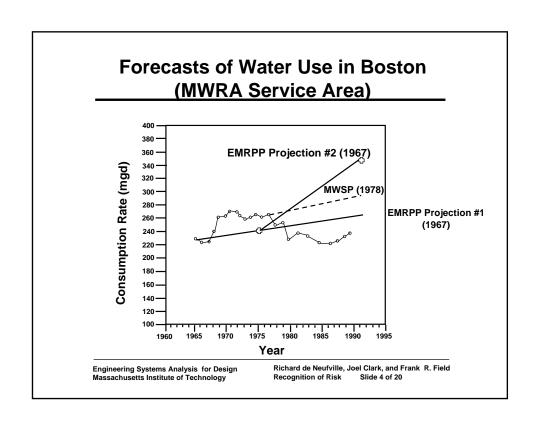
Ratio of Real Costs

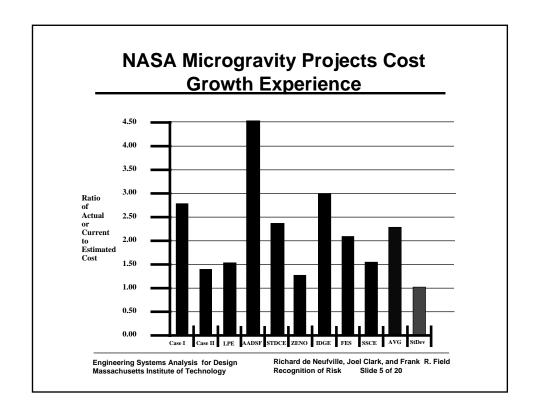
Expressed in constant dollars, to estimated costs for routine airport projects

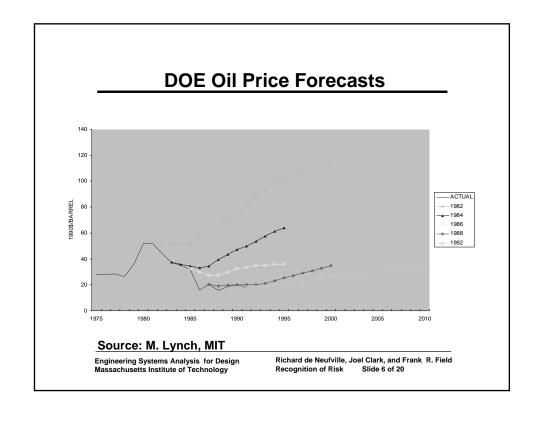


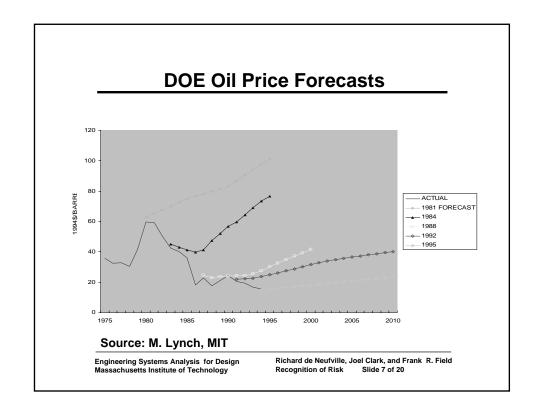
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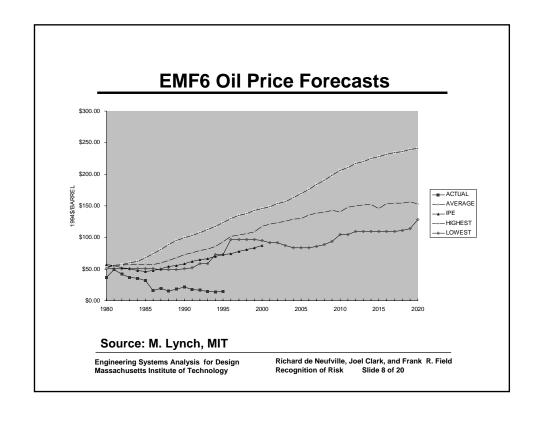


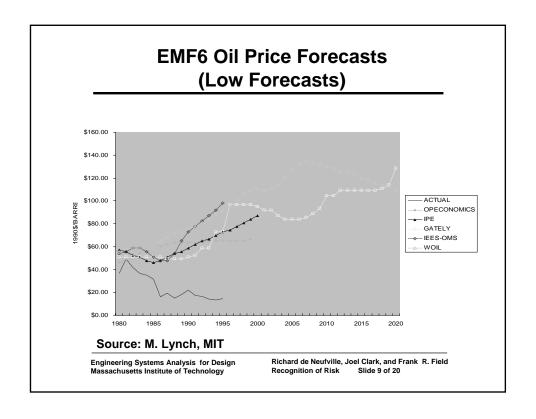


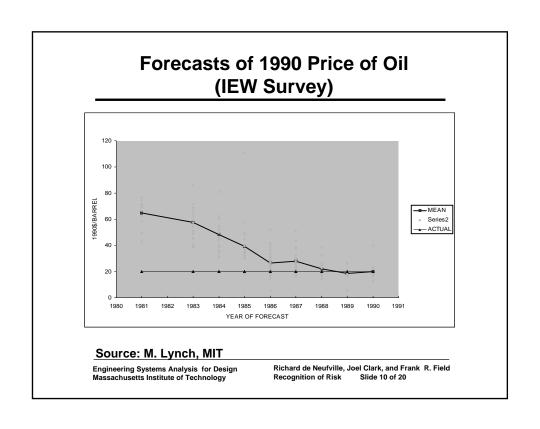


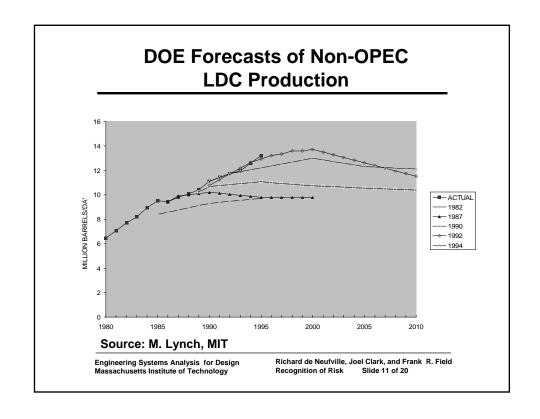


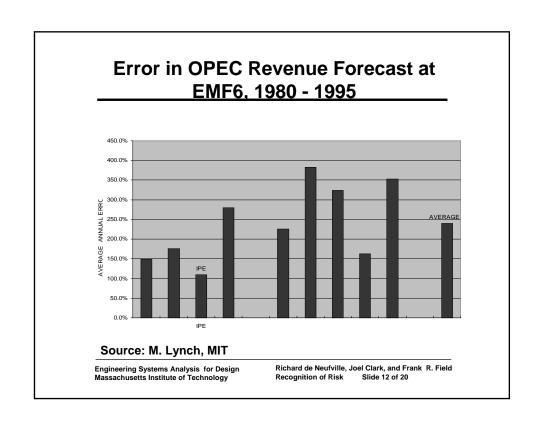












Recognition Of Risk

- The usual error
 - Search for correct forecast
- However: the forecast is "always wrong"
 - What actually happens is quite far, in practically every case, from what is forecast
 - Examples: costs, demands, revenues and production
- Need to start with a distribution of possible outcomes to any choice or decision

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Reason for Uncertainty -- Surprises

- Reason 1: Surprises
 - All forecasts are extensions of past
 - Past trends always interrupted by surprises, by discontinuities:
 - Major political changes
 - Economic booms and recessions
 - New industrial alliances or cartels
- The exact details of these surprises cannot be anticipated, but it is sure surprises will exist!

Reasons for Uncertainty -- Ambiguity

- Reason 2: Ambiguity
 - Many extrapolations possible from any set of historical data
 - Different explanations (independent variables)
 - ◆ Different forms of explanations (equations)
 - Different number of periods examined
 - Many of these extrapolations will be "good" to the extent that they satisfy usual statistical tests
 - Yet these extrapolations will give quite different forecasts!

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Rear View Mirror Analogy

- Relying on forecasts is like driving by looking in a rearview mirror --
- Satisfactory for a while, so long as trends continue, but soon one runs off the road.

Consequence of Not Recognizing Risk

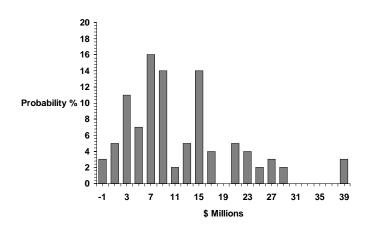
- The Resulting Problem: Wrong Plans
 - Wrong Size of Plant, of Facility
 - **◆ Denver Airport**
 - **◆ Boston Water Treatment Plant**
 - Wrong Type of Facility
 - ◆ Although "forecast" may be "reached"...
 - Components that make up the forecast generally not as anticipated, thus requiring
 - Quite different facilities or operations than anticipated

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What do we do?

- Estimate possible ranges
- Example: Atlantic City Power
 - Used a cost model
 - range of costs of resources
 - range of demands
 - range of patterns
 - range of reliability, etc
- See Figure





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Summary

- The Forecast is "Always Wrong"
- Better Analysis will not Provide Prefect Forecasts
- We must deal with Risk and Uncertainty